

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/266

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70996

Location: 36 Albion Street, Radcliffe, Manchester, M26 1BH

Development: Single storey rear extension; Loft conversion; Alteration to shop window and addition of access door to front elevation to provide access to self-contained flat

RECOMMENDATION

I recommend that any planning permission given shall include the following conditions:

1. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details, on a topographical based survey of the site and adjacent highways, of the following have been submitted to and agreed with the Local Planning Authority:
 1. Foundation details for the proposed extension confirming that there will be no adverse impact on/no encroachment under the adjacent adopted highways;
 2. A scheme of highway works to a scope and specification to be agreed to demarcate the limits of the adopted highway on the un-named adopted back street that abuts the site, incorporating the provision of a footway/hardstanding/level access clear of the adopted highway in order to access the proposed bin store, measures to tie into the existing footway on Hawthorn Avenue, resurfacing of the section of un-named adopted back street that abuts the site to be used to access the proposed bin store and all associated highway remedial works required as a result of the removal of the existing boundary wall and construction of the proposed extension;
 3. Finished floor slab and bin store levels relative to Hawthorn Avenue and the un-named adopted back street;
 4. Surface water drainage arrangements for the proposed extension confirming no discharge onto/projection over the adjacent adopted highways.

The details subsequently approved shall be implemented to the satisfaction of the Local Planning Authority prior to first occupation of the development hereby approved/the development hereby approved being brought into use.

Cont/.....

2. The bin storage facilities indicated on the approved plans shall be made available to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use/use hereby approved commencing and maintained thereafter.
3. The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site/on land within the applicant's control to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reasons

1. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.
2. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.
3. To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer. (N011 Amended)
2. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024 Amended)
3. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.
4. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the extension under the adjacent adopted highway.

Date: 11 March 2025

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY